

OEQC BULLETIN



JOHN WAIHEE
GOVERNOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

DIRECTOR

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REGISTER OF CHAPTER 343, HRS DOCUMENTS

The OEQC Bulletin is a semi-monthly publication. The publication dates of the bulletin are the eighth and twenty-third of each month. Applicants should deliver an appropriate number of Draft and Final EISs to the accepting authority before submitting copies to OEQC for distribution and publication. Environmental Assessments should be submitted to the accepting authority directly. Based on the assessment, the accepting authority will submit to OEQC a determination of a Negative Declaration or a Preparation Notice for publication in the bulletin. Draft and Final Environmental Impact Statements must be received by the fifth and twentieth days of the month for publication in the respective issue. Negative Declarations and Preparation Notices must be received at least five working days prior to the publication date. All documents submitted for publication in the OEQC Bulletin should be delivered to the Office of Environmental Quality Control, 465 South King Street, Room 104, Honolulu, Hawaii 96813. To ensure proper processing of documents, please attach OEQC Bulletin Publication Form with all submittals. These forms can be obtained by calling OEQC at 548-6915.

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NEGATIVE DECLARATIONS

The following actions have been determined to have little or no impact upon the environment. Environmental Impact Statements are not required of these projects. Those who wish to contest this determination have a 60-day period, from this publication date, in which to initiate litigation. Any questions regarding the following project(s) should be directed to the listed contacts.

HAWAII

HONOKOHAU BOAT HARBOR - WATER SYSTEM

Location: North Kona, Hawaii
TMK: 7-4-08:17

Proposing Agency: Department of Land and Natural Resources
Contact: Ed Lau (548-7496)

The Department of Land and Natural Resources, Division of Water Resource Management, is proposing the construction of a 1.0 million gallon (MG) reinforced concrete reservoir in Kealahou. The site is zoned for agricultural use and is located about 4,000 feet mauka of Queen Kaahumanu Highway at an elevation of about 305 feet.

The proposed development will include site excavation for the reservoir and construction road, a six foot high chain link perimeter fence and a 14 foot wide gate. Also included in the construction are 90 linear feet of 24 inch reinforced concrete pipe, 10 linear feet of 18 inch reinforced concrete pipe and 70 linear feet of 16 inch ductile iron pipe. The reservoir system will be connected to the County's water system by another project.

The main goal of this project is to provide a reservoir to support the future water needs for Honokohau Boat Harbor and for a portion of the Kealahou housing development being planned by the Housing Finance Development Corporation. Once completed, the reservoir will be turned over to the County of Hawaii, Department of Water Supply.

KOHANAHIKI RESORT - OFF-SITE INFRASTRUCTURE

Location: North Kona, Hawaii
TMK: 7-2-05:01
7-3-09:05

Permitting Agency: Department of Land and Natural Resources
Contact: Ed Henry (548-7837)

Applicant: Nansay Hawaii, Inc.
c/o Helber Hastert & Kin.

The applicant is proposing the development of two utility corridors proposed for construction within the land division of Kau and Ooma 2 in North Kona. The proposed improvements will serve the proposed Kohanaiki Resort located approximately two miles south of the Keahole Airport. The proposed Kau utility corridor will accommodate a potable water wells, water transmission lines, a reservoir, pressure breaker tanks, overhead power and telemetry lines, and a paved service road. The Kau water system will be dedicated to the County of Hawaii and interconnected with the existing municipal water system. The proposed Ooma 2 utility corridor will accommodate brackish irrigation water wells, a brackish water transmission line, a reservoir, overhead power and telemetry lines, an electric substation and a paved service road. The Ooma 2 water system will be privately operated. The lower reaches of both the Kau and Ooma 2 parcels lie within the State Conservation district and the entire Ooma 2 parcel is State-owned.

SONOMURA CONTRACTING LAND MINING

Location: South Hilo, Hawaii
TMK: 2-1-13:11

Permitting: Department of Land and
Agency: Natural Resources
Contact: Division of Land
Management, Hawaii District
Office (933-4245)

Applicant: M. Sonomura Contracting
Co., Inc.

The applicant is requesting a Land License for mining purposes for the subject parcel. The subject property is an unencumbered Government parcel adjacent to the sanitary landfill at Waiakea, South Hilo. The applicant proposes to excavate and process the rock deposits for various construction projects throughout the eastern portion of the Island of Hawaii.

Upon completion of the excavation of the subject site, the County of Hawaii has indicated that they would like to use the site as an extension of the sanitary landfill. A field check also revealed a small quarry on the property. However, because of debris and sludge, the site is not suitable for resumption as a quarry.

MAUNA LANI RESORT - CONSTRUCTION OF HELICOPTER FACILITY AND RELATED IMPROVEMENTS

Location: South Kohala, Hawaii
TMK: 6-8-01:52

Permitting: County of Hawaii
Agency: Planning Department
Contact: Duane Kanuha (961-8288)

Applicant: Mauna Lani Resort, Inc.
c/o Gerald Park

The applicant is proposing the construction of three helipads, a terminal building, parking lot and related improvements on two acres of land on the mauka side of Kaniku Drive approximately 1,300 feet northeast of the existing resort services building within Mauna Lani Resort.

The purpose of the project is to relocate the existing Mauna Lani Resort helipad outside of the resort core so as not to disturb the resort ambience at Mauna Lani Resort. The existing helipad is located adjacent to the Mauna Lani Golf Course and Mauna Lani Drive. Three new helipads will be constructed of load bearing 18-foot diameter concrete pads sited a minimum of 70 feet from a hovering point placed in the center of the takeoff/landing surface.

KAUAI

ELLIS CONCRETE/ROCK SEAWALL

Location: Haena, Kauai
TMK: 5-9-02:33

Permitting: Department of Land and
Agency: Natural Resources
Contact: Cathy Tilton (548-7837)

Applicant: Wayne E. Ellis
c/o Avery Youn

The applicant is proposing to construct a 174 foot long seawall along the shoreline of the property to prevent further erosion. The seawall proposed will consist of a concrete wall faced with a heavy rock rubble front at the slight camber, with a concrete footing. The appearance of the rock-faced wall is to achieve a natural look compatible with the area, which would be less obtrusive and more effective than a vertical concrete wall. Excavation for the wall will occur such that the foundation can sit on beach rock or the coral shelf beneath the sand.

ZAIMA KULEANA FARMING PROJECT

Location: Haena, Kauai
TMK: 5-9-03:05

Permitting: Department of Land and
Agency: Natural Resources
Contact: Don Horiuchi (548-7837)

Applicant: James K. Zaima
c/o Native Hawaiian Legal
Corporation

The applicant is proposing to plant kalo (taro) and ung choy (Chinese watercress). Traditionally used for agricultural purposes, the applicant wishes to restore the parcel to its former use. Crops will be attended by the applicant's 'ohana. The applicant will drain the soil of the inundation of water which has resulted in swampy conditions. The area is swampy due to percolating spring water and constant rain. Furthermore, the applicant wishes to use the parcel for family retreats. The applicant intends to clear off all brush to make way for planting. The applicant will selectively cut java plum, guava and palm trees.

KALIHIWAI RIDGE - PHASE II SUBDIVISION

Location: Hana, Kauai
TMK: 5-2-02:10

Permitting:
Agency: State Land Use Commission
Contact: Esther Ueda (548-3039)

Applicant: Kilauea Agronomics, Inc.
c/o PBR Hawaii

The applicant is proposing the reclassification of approximately 19 acres of Conservation District Lands to accommodate potential diversified agricultural lots. The proposed reclassification area was primarily used for sugar cane cultivation. An existing agricultural subdivision is located to the north.

To reflect the on-site physical properties and proposed land uses of the site, the landowner is proposing the subdivision of the 952-acre subject property into 28 agricultural lots, all of which are to be used primarily for agricultural/residential purposes. These land uses are also proposed for approximately 19 acres of the proposed subdivision currently located within the State Conservation District along the edge of Kalihiwai Valley. The reclassification of this area within the existing Conservation District reflects its suitability for agricultural purposes as

proposed by the applicant. The proposed action would result in only an additional 2 to 4 farm dwellings to the possible 85 to 100 permitted in the subdivision under the County's Comprehensive Zoning Ordinance. The proposed Kalihiwai Ridge -Phase II subdivision would create 28 lots ranging in size from 5 to 25+ acres.

MAUI

KIHEI BOAT RAMP - PAVED PARKING AREA

Location: Makawao, Maui
TMK: 3-9-04:01

Proposing: Department of Transportation
Agency: Harbors Division
Contact: Marshall Ando (548-2505)

The Department of Transportation, Harbors Division, is proposing the paving of the existing parking areas at the Kihei Boat Ramp Facility. Presently, there are two parking areas, both graded level and graveled. The larger of the two is approximately 4,000 square yards and is designated for boat trailer parking only. The other parking area is adjacent to Kihei Road and is approximately 1,400 square yards in area, and is used for passenger vehicle parking. This project will also include landscaping for the parking areas and the installation of a sprinkler system.

MOLOKAI

SHITO - DEVELOPMENT OF STORAGE SHED, FENCING, DRIVEWAY AND OTHER PROPERTY IMPROVEMENTS

Location: Kumueli, Molokai
TMK: 5-6-10:24

Permitting: Department of Land and
Agency: Natural Resources
Contact: Ed Henry (548-7837)

Applicant: Mitsuo and Genevieve Shito

The applicants are proposing the construction of a storage shed 12 feet in width and 24 feet in length with wooden floor elevated on 8 inch cement blocks. The construction will require:

- 1) Leveling and filling a small area where the storage shed will be built, removal

of dried up keawe trees which are a fire hazard, and the removal of keawe trees that are uprooted for the construction of the shed and driveway that will be filled with crushed red cinders and compacted.

- 2) Erection of a 6 foot high chain link fence will require removal of old dried up keawe trees as well as trimming back trees to install the fence line.

OAHU

HONOLULU INTERNATIONAL AIRPORT - UALENA STREET INDUSTRIAL LOTS ACQUISITION AND CHEVRON PROPERTY ACQUISITION

Location: Honolulu, Oahu
TMK: 1-1-04:01, 02, 03, 05 - 15, 17 - 19
1-1-14:01, 02, 04 - 08, 10, 11, 15, 18, 21, 24
1-1-5:35:20

Proposing: Department of Transportation
Agency: Airports Division
Contact: Walter Nishigata (836-6407)

The Department of Transportation, Airports Division, is proposing to acquire 24 acres of lands located on Ualena Street, between Lagoon Drive and Paiea Street, which is required for expansion of the Overseas Terminal Complex. The area is planned for an intra-airport ride system maintenance yard, airport office building, overseas air cargo facilities, flight kitchen and an airport base yard.

Aolele Street is the present airport side boundary of the properties. The properties are classified as Industrial on the City and County of Honolulu Development Plan and are classified Urban by the State Land Use Commission. The Ualena Street land is contiguous to Honolulu International Airport, which is a joint-use and joint-owned civil air carrier, general aviation and military airport; one of its major runways and taxiways are partially located on Hickam Air Force Base. The greater part of the airfield, air carrier terminal buildings and general aviation facilities are owned and operated by the State of Hawaii, Department of Transportation, Airports Division.

The Ualena Street industrial lots are located approximately five miles west of downtown Honolulu. The present land is built as an industrial area, with warehouses, offices,

parking areas and storage facilities.

The Chevron property is located approximately three miles Diamond Head on Honolulu International Airport along Nimitz Highway. This property neighbors the central business district of downtown Honolulu and is presently being used by Chevron as an office, fuel transfer depot, and storage area. The State of Hawaii will acquire only the portion of the land now being used for office, parking and miscellaneous storage. The land and lease improvement acquisition action and relocation assistance program is expected to cost approximately \$237 million, which is presently available. The Chevron parcel will cost approximately \$15 million for the fee simple interest and improvements.

SCHUTTER RESIDENCE

Location: Kahala, Oahu
TMK: 3-5-06:10

Permitting: Department of Land
Agency: Utilization
Contact: Dana Kohama (523-4648)

Applicant: David Schutter
c/o James Tsugawa

The applicant is proposing the extension of an existing metal fence on the Diamond Head and Koko Head sides of the property and the relocation of the existing fence, concrete slab and hedge into the 40 foot shoreline setback line.

The security fence with a maximum height of 5 foot 4 inches is approximately 200 feet in length and would provide necessary protection from trespassing or other intrusions. An additional lower fence, four feet high would run parallel to the makai fence approximately four feet mauka creating a dog run for added security. A pair of man gates would be utilized to allow owner access to the beach.

The outer fence would be setback three feet from the property line to provide a natural vegetation buffer area between the fence and the beach. The existing beach vegetation would be allowed to grow and will be maintained by the applicant. The scope of work would be limited to a security fence, access gate, dog run, and nine gas-like kerosene torches within the 40 feet shoreline setback.

ANJEEVI SUBDIVISION

Location: Koolauloa, Oahu
TMK: 5-4-12:02

Permitting: Department of Land
Agency: Utilization
Contact: Dana Kohama (523-4648)

Applicant: Hanumantha Sanjeevi
c/o AECOS, Inc.

The applicant is proposing to subdivide a 1.813 acre parcel into seven houselots, ranging from 5,335 and 25,435 square feet in area, with an access road and drainage easement. The parcel fronts on Kamehameha Highway directly across from the Hauula Shopping Center and extends to the shore. Minor grading and filling will be required in this project. Because sewerage is not available in this area, individual septic tanks would be constructed for each lot. Water and electrical service are available along the highway frontage of the property.

DAUGHERTY - SEAWALL IMPROVEMENTS

Location: Koolaupoko, Oahu
TMK: 4-3-08:38

Permitting: Department of Land
Agency: Utilization
Contact: Dana Kohama (523-4648)

Applicant: Harlow Daugherty

The applicant is proposing the construction of a cap wall and fence atop a seawall facing the ocean, and the landscaping of the area between the wall and the shoreline setback line. The seawall was designed and constructed approximately three years ago by the City and County of Honolulu as part of a sewerline protection project. The project is entirely within the shoreline setback area and entirely on private property.

ECHIBERI RESIDENCE

Location: Makiki, Oahu
TMK: 2-5-24:24

Permitting: Department of Land and
Agency: Natural Resources
Contact: Ed Henry (548-7837)

Applicant: Raymond and Bonnie-Lee
Echiberi

The applicant is proposing the construction of a two story, four bedroom, single family dwelling at the Maunalaha Home Sites. The construction will involve:

- 1) Clearing of all weed and overgrowth and grading of an area necessary for construction of the house, carport and driveway.
- 2) Concrete foundation will be poured as well as a concrete driveway. Retainer walls will be built if deemed necessary to prevent soil erosion.
- 3) Installation of a Septic Tank.

EIS PREPARATION NOTICES

The following actions have been determined to have significant impacts upon the environment. Environmental Impact Statements will be prepared for these projects. A 30-day consultation period commences with the initial publication of these projects in the bulletin (see deadline dates). The purpose of soliciting comments during the consultation period is to establish the scope and the depth of coverage that the Draft EIS should have.

OAHU

CAMPBELL DRAINAGE CHANNEL SUPPLEMENT TO KAPOLEI BUSINESS INDUSTRIAL PARK EIS (Erroneously printed as a Negative Declaration in the October 23, 1990 OEOC Bulletin)

Location: Ewa, Oahu
TMK: 9-1-14:04

Please send your comments to:

Accepting: City and County of Honolulu
Authority: Department of General
Planning
Attn: Matthew Higashida
650 South King Street
Honolulu, Hawaii 96813

with a copy of your comments to:

Applicant: The Estate of James Campbell
c/o Ken Ishizaki, Engineering
Concepts, Inc.
250 Ward Avenue, Suite 206
Honolulu, Hawaii 96814

Deadline: December 10, 1990

The applicant is proposing a drainage channel within the future Kapolei Business Industrial Park site. The channel extends in a northeast-southwest direction from the OR & I Railroad right-of-way to Malakole Road. A 100 foot wide parcel has been set aside. Beyond the Kapolei Business Industrial Park site, the proposed drainage channel extends in an east-west direction from Malakole Road to the ocean. A 150 foot wide parcel has been set aside for this portion of the drainage channel. At the coastline, Camp Malakole borders the channel to the north, with Chevron USA located to the south.

The proposed channel will be trapezoidal in shape, with a bottom width of approximately 100 feet at the coast and 75 feet further inland. It is anticipated that the channel will be excavated in hard coral and will not require concrete lining. The channel excavation will intersect at the coastline at an approximate elevation of (-) 5 feet mean sea level.

Storm runoff generated from Kapolei Business Industrial Park will be intercepted and transported by an underground drainage system consisting of catchbasins/manholes and pipe culverts. Runoff will be collected and conveyed to the proposed drainage channel for ultimate disposal into the ocean. All on-site drainage improvements will be designed in accordance with the City and County standards. Maintenance roads and chain link fencing/gate will be located along both banks of the drainage channel for the length of the channel to the ocean.

MAKAIWA HILLS

Location: Ewa, Oahu
TMK: 9-1-15:05, 11, 17
9-1-16:09
9-2-03:02

Please send your comments to:

Accepting: City and County of Honolulu
Authority: Department of General
Planning
Attn: Bill Medeiros
650 South King Street,
8th Floor
Honolulu, Hawaii 96813

with a copy to:

Applicant: The Estate of James Campbell
c/o William E. Wanket
William E. Wanket, Inc.
Pacific Tower 660
1001 Bishop Street

Honolulu, Hawaii 96813

and a copy to OEQC:

Deadline: November 22, 1990

Makaiwa Hills is a proposed planned community of approximately 1,915 acres. It is part of the larger Kapolei Planned Community encompassing some 32,000 acres. Makaiwa Hills will consist of approximately 2,130 residential units on approximately 726 acres, and a regional shopping mall on approximately 156 acres. Public facilities and amenities are expected to include an elementary school, fire station, park and other recreational uses. A dominant feature of the plan is the open space network of some 901 acres that may in the future include an 18-hole golf course.

Makaiwa Hills is intended to be developed as a residential community attracting executives, professionals, retirees and second home buyers as its primary target markets. Affordable housing requirements are expected to be satisfied by development of these units either on-site or off-site closer to the urban center of Kapolei City or a combination. The regional shopping mall is intended to satisfy the demand for regional retail services. The service demand is expected to occur as a result of the dramatic rise in population and employment projected for the Ewa region between 1990 and 2010.

The land area is currently designated on the development plan for Agriculture (1772 acres), Residential (40 acres) and Low Density Apartment (103 acres.)

KAILUA ELDERLY HOUSING

Location: Koolaupoko, Oahu
TMK: 4-3-55:11

Please send your comments to:

Accepting Authority: Department of General Planning
Attn: Melvin Murakami
650 South King Street
Honolulu, Hawaii 96813

with a copy to:

Proposing Agency: Department of Housing and Community Development
Attn: Eileen Mark
650 South King Street,
5th Floor
Honolulu, Hawaii 96813

and a copy to:

Consultant: Mr. Taeyong Kim
AM Partners, Inc.
1164 Bishop Street,
Suite 1000
Honolulu, Hawaii 96813

Deadline: December 10, 1990

The Department of Housing and Community Development is proposing a project that consists of the development of a new residential community for the elderly. This community will include 77 residential units, a meal facility, landscaped gardens, and 168 parking stalls for residents and adjacent businesses. All of the residential units are located on top of the parking structure in an extended "L" configuration along the Uluniu and Oneawa Street sides of the site. The parking facility will replace the stalls presently existing on-site and will provide 20 additional stalls for public and resident use. The lowest floor of the parking garage is depressed below ground level to give the entire parking structure a less imposing appearance. The entire complex is arrayed and shaped to assume the character of a residential "village". The resultant overall building size, in combination with a perimeter pedestrian mall and ground level park is intended to relate harmoniously with the project's commercial neighbors.

Three residential floors are planned at 8.5 feet floor-to-floor. The parking structure is planned at 8 feet floor-to-floor and is accessible on all sides to adjacent businesses. The 2-level parking garage covers most of the site within the twenty-foot pedestrian perimeter mall and presents a low profile garage which would be less visually intrusive. The residential open space is a raised landscaped plaza oriented along the major view channel toward Kailua Town. Four of the existing trees would be incorporated in place.

Vehicular access is proposed through the existing driveway at Aulike Street. Accessways for pedestrians are located from Uluniu Street, Oneawa Street and Kuulei Road.

DRAFT ENVIRONMENTAL IMPACT STATEMENTS

A 45-day review period commences with the initial publication of these projects in the

bulletin (see deadline dates). EIS's listed in this section are available for review at the following repositories:

- o Office of Environmental Quality Control
- o Legislative Reference Bureau
- o Municipal Reference and Records Center (Oahu EISs)
- o University of Hawaii Hamilton Library
- o State Main Library (Housed at Kapiolani Community College)
- o Kaimuki Regional Library
- o Kaneohe Regional Library
- o Pearl City Regional Library
- o Hilo Regional Library
- o Wailuku Regional Library
- o Lihue Regional Library
- o Branch library in closest proximity to the project

Please send your comments to the accepting authority with a copy to the applicant or proposing agency (see listed contacts). OEQC would also appreciate a copy of your comments.

OAHU

HONOLULU INTERNATIONAL AIRPORT MASTER PLAN 2010

Location: Honolulu, Oahu
TMK: 1-1-01; 1-1-02; 1-1-03;
04; 1-1-14; 1-1-15; 1-1-70

Please send your comments to:

Approving Authority: Governor, State of Hawaii
c/o Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

with a copy to:

Proposing Agency: State Department of Transportation, Airports Division
Attn: Walter Nishigata
869 Punchbowl Street
Honolulu, Hawaii 96813

and a copy to:

Consultant: James G. Dittmar
c/o Edward K. Noda and Associates, Inc.
615 Piikoi Street, Suite 1000
Honolulu, Hawaii 96814

Deadline: December 7, 1990

The State of Hawaii, Department of Transportation, Airports Division, is proposing

Several interrelated Honolulu International Airport projects over the next twenty-year period. The following identifies the major known projects that are presently underway or will be initiated over the next twenty years:

- o Construct Designated Highjack Hardstand
- o Improve/Expand Overseas Terminal and Aprons
- o Modify Central Concourse Gates for International Arrivals
- o Construct New Interisland Terminal and Apron
- o Construct North Ramp Commuter Facility
- o Relocate North Ramp and Diamond Head Service Court Tenants and Construct New International Terminal Building (TTB)
- o Relocate Honolulu International Airport Satellite Fuel Farm
- o Construct South Ramp Facilities
- o Construct Ramp Service Road
- o Install Automated Passenger Ride System
- o Expand/Upgrade Base Maintenance Facility
- o Acquire Land for Airport Use
- o Relocate North Ramp Airfield Rescue and Fire Fighting Station
- o Construct Airport Hotel/Overseas Parking Structure
- o Construct Additional Parking Structure
- o Construct Link to Honolulu Rapid Transit System
- o Construct Central Chiller Plant
- o Construct New Electrical Power Substation and Distribution System
- o Reroute Aolele Street - Provide New Ground Level East Access Roads
- o Construct Engine Runup Hush House
- o Install Microwave Landing System
- o Construct New Interisland Aircraft Maintenance and Cargo Facilities Subdivision and Realign Taxiways
- o Hydrocarbon Remediation Project

Master planning and preliminary engineering work are underway for some of the projects listed above. The Interisland Terminal Project, International Terminal Building and portions of the South Ramp projects have been the subjects of separate Environmental Assessments.

FINAL ENVIRONMENTAL IMPACT STATEMENTS

The following EIS's have been submitted for acceptance. All comments received by the applicant or proposing agency, and corres-

ponding responses, should be contained within the Final EIS. Those who wish to contest the acceptance of an EIS have a 60-day period in which to initiate litigation. The 60-day litigation period starts from the date of publication of an EIS's acceptance.

HAWAII

LILIUOKALANI TRUST KEAHUOLU LANDS OF KAILUA-KONA

Location: North Kona, Hawaii
TMK: 7-4-08:02, 12

Accepting Authority: State Land Use Commission

Applicant: Liliuokalani Trust

Status: Currently being processed by the State Land Use Commission

The applicant, Liliuokalani Trust Estate, is proposing to lease for development 1,135 acres of its land immediately north of Kailua town. This land is part of a 4,000-acre ocean to mountain top ahupua'a left to the Trust by Queen Liliuokalani in her will for the purpose of assisting orphaned Hawaiian children.

The proposed project consists of the four principal elements, an Urban Expansion Area, a Residential Community, a Business Expansion Area, and a Regional Transportation Network. The Trust intends to retain ownership of the Urban Expansion Area and the Business Expansion Area, sell the Residential Development Area to the State of Hawaii, and participate with the State, County, and other land owners in the construction and dedication of regional infrastructure, including the Regional Transportation Network. For those areas retained by the Trust, developers will be selected to construct the individual projects according to specifications established by the Trust. Restrictive covenants will be established to guide the development, operation and maintenance of buildings and facilities developed on Trust property. Lease rents derived from the various projects will provide the Trust with a major source of new revenue to support its beneficiaries.

The following is a summary of the proposed development:

- o The 465-acre Urban Expansion Area is proposed as the central element of urban expansion in the North Kona region. It will provide a variety of land uses which combine to create a new

region-serving activity center for Kailua. Included in this area are the following proposed uses: a 145-acre Regional Shopping Center; a 20-acre Financial Plaza; a 35-acre Regional Hospital; a 25-acre Professional Plaza including medical offices; a 20-acre Business Hotel; a 30-acre civic and Cultural Center; as well as 68 additional acres of commercial land, 95 acres for Office expansion, and 34 acres of Open Space, Park, and an Historic Reserve which contains numerous archaeological sites.

- o A 450-acre area including all of that portion of the project mauka of the center line of a planned Mid-Level Roadway, which creates the eastern boundary of the Urban Expansion Area, is proposed for sale to the State of Hawaii. The land uses for this mauka area will, subsequently, be determined by the State of Hawaii rather than by the Trustees. A number of alternative uses have been considered including affordable and market housing, a West Hawaii university campus, and a regional sports facility. However, it is anticipated for the purposes of this study that the entire 450 acres will be developed as a residential community.
- o The third component consists of approximately 229 acres of land located makai of Queen Kaahumanu Highway between the Trust's Conservation district land and the Kona Industrial Subdivision 100-acre expansion area. This parcel is proposed for long-term development as a mixed-use expansion area for retail, commercial and wholesale businesses, and recreational uses. It includes the Kona Children's Center which presently occupies a small parcel within the proposed expansion area and has leased an adjoining parcel to a privately-owned aquaculture project. Because the Business Expansion Area is proposed for development in a later phase of the project, the activities of the Kona Children's Center will not be disrupted in the foreseeable future.
- o Finally, the Trust proposes a Regional Transportation Network be implemented in coordination with development projects proposed by landowners throughout the area. The Regional Transportation Network is designed to relieve major traffic problems, especially in the area of Palani Road and Queen Kaahumanu Highway. The components of this system include the following:
 1. A 300-foot wide setback for Queen Kaahumanu Highway to provide

space for the eventual expansion of Queen Kaahumanu Highway and/or a frontage road along the mauka side of the highway.

2. A new mauka-makai roadway extending through the subject property, tentatively called the Queen Liliuokalani Boulevard. It will consist of a 120-foot right-of-way and provide access to the proposed project including the proposed Regional Shopping Center and help to reduce traffic congestion on Palani Road.
3. A Mid-Level Roadway separating the proposed urban expansion from the proposed Residential Development on the 450 acres to be purchased by the State. This roadway would consist of a 120 foot right-of-way with two lanes generally paralleling Queen Kaahumanu Highway.
4. A secondary roadway consisting of a 60 foot right-of-way linking the northern portion of the urban expansion to Queen Liliuokalani Boulevard.
5. Waena Drive, a 60-foot right-of-way depicted by the Housing Finance and Development Corporation in its Kealakehe Planned Community Concept Plan and by the County of Hawaii in its Keahole to Kailua Development Plan. It provides a link from Palani Road to the proposed Kealakehe development.

MAUNA LANI COVE - FINAL SUPPLEMENTAL EIS

Location: South Kohala, Hawaii
TMK: 6-8-22:1, 3, 9

Accepting Authority: Hawaii County Planning Commission, c/o Duane Kanuha, Director

Applicant: Mauna Lani Resort

Status: Currently being processed by the Hawaii County Planning Commission.

Mauna Lani Resort, Inc. proposes to develop a residential marina on an 88-acre waterfront parcel between the existing Mauna Lani Bay Hotel and Ritz-Carlton Mauna

Lani, now under construction. Mauna Lani Cove will include 90 to 140 residential lots or units, a boat basin, commercial facilities and an interpretive center. The marina will have a capacity of 250 vessels, including residential moorings. A harbor master will manage operations at the high service marina.

Approximately 1.3 million cubic yards of material will be excavated for the channels and the boat basin. The dredged approach channel will be approximately 150 feet wide and 625 feet long, with a depth of 18 feet. Also part of the project is the relocation of two golf holes to a more mauka location and the construction of a flushing reservoir adjacent to one of the relocated golf holes.

Lateral public shoreline access will be enhanced, with a moveable-span pedestrian bridge ensuring both pedestrian access and passage of high-masted vessels. There will be a 10-foot-wide public pedestrian easement around the entire outer channel of the marina. Boating facilities for a fee and commercial amenities will be open to the public.

KAUAI

HANALEI PIER RECONSTRUCTION

Location: Hanalei, Kauai
TMK: 5-5-01:08

Accepting Authority: Governor, State of Hawaii
c/o Office of Environmental Quality Control

Proposing Agency: Department of Land and Natural Resources

Status: Currently being processed by the Office of Environmental Quality Control

The State of Hawaii, Department of Land and Natural Resources is proposing the reconstruction of the Hanalei Pier. The proposed project involves the reconstruction of the existing pier consisting of the removal of the deteriorated pier and concrete pilings; installation of new concrete pilings and concrete pier; and the installation of handrails along the perimeter of the pier for public safety. The existing shed will be removed and replaced upon reconstruction of the new platform decking.

The pier extends 535 feet from Weke Road into the waters of Hanalei Bay. It consists

of a 12'6" wide by 465' long concrete approach ramp which extends approximately 305 feet into Hanalei Bay to a 30' x concrete platform covered with a wooden shed. Railroad tracks sit within a bed of sand and gravel throughout the approach ramp and the platform area. The track bed in the platform area has been filled with concrete.

This project will involve the reconstruction of the pier in phases based upon the availability of funds. The project will begin with work on the outermost portion of the pier since this is the area that has suffered the most deterioration. The estimated construction cost for this project is approximately \$2,204,000.

NEPA DOCUMENTS

The following documents have been prepared pursuant to the requirements of the National Environmental Policy Act of 1969. Should you require further information on these projects, please call the Office of Environmental Quality Control at 548-6915.

FINDING OF NO SIGNIFICANT IMPACT (FONSI)

PARASITE AUGMENTATION STUDY ON KAUAI

Contact: J. Wendell Snow
Acting Laboratory Director
USDA/ARS/Tropical Fruit and Vegetable Research Lab
P. O. Box 2280
Honolulu, Hawaii 96804

A pilot test has been approved to study the effects of the sterile male technique against the Mediterranean fruit fly (medfly) on Kauai and Niihau. Since this study was approved, the population levels of medfly on the island have greatly increased because of extensive new planting of coffee. Coffee is the preferred host of the medfly and the Department of Agriculture is expanding their research to include the use of parasites to reduce the population level in the coffee fields to a level that the sterile insect technique can be evaluated against the lower natural population. Even if not needed as a population reduction procedure, this technology needs to be developed because it is a more acceptable technique to use with the insect method than is malathion bait spray.

Parasites are more effective against high populations while the sterile insect method is more effective against low populations. This experiment is similar to an earlier test conducted on the island of Maui with the exception of size (40 instead of 5 acres) and the addition of another parasite species will be evaluated. In this case, all tests will be conducted in coffee fields (approximately 40 acres) far removed from the areas that contain non-target species. In addition, both of the parasite species, Diachasmimorpha longicaudata, and D. tryoni, that will be tested, have been established in Hawaii for over 40 years.

MAKUA MILITARY RESERVATION FIRE CONTROL AND SUPPRESSION PLAN

Proposing Agency: Department of the Army

The purpose of this project is to provide a comprehensive fire control and suppression program at Makua Military Reservation. This project will provide the fuel source for fires that may threaten the habitat of the endangered Oahu Tree Snail and candidate plant species located on the ridges forming the boundary of the installation. Program intent of control and suppression will be accomplished by conducting controlled fire burns following a prescribed burn plan (twice yearly) to reduce fuel base (range grasses) and the application of ecologically safe systemic herbicides (approximately twice yearly) and dispersal of a biodegradable fire retardant (approximately twice yearly) along fire break roadways and surrounding fencelines to control excessive vegetation growth.

Any comments or inquiries received within the 30-day public review period may be forwarded to:

Directorate of Facilities Engineering
U.S. Army Support Command Hawaii
Attn: Environmental Management Branch
Fort Shafter, Hawaii 96858

NOTICES

AVAILABILITY OF REPORT

HAWAII'S ENVIRONMENT 1988: THE ANNUAL REPORT OF THE ENVIRONMENTAL COUNCIL

Copies of this report may be obtained at no charge by writing to:

Environmental Council
465 South King Street, Room 104
Honolulu, Hawaii 96813

The number of copies is limited, so readers are advised to write early.

The report contains synopses of some of the important environmental events and issues of 1988. Submissions were received from many public and private agencies.

MEETING NOTICE

COASTAL ZONE MANAGEMENT PROGRAM PUBLIC MEETINGS

The Hawaii coastal zone Management (CZM) Program involves State and County agencies working together to manage Hawaii's coastal resources. In September, meetings were held to allow public input in the evaluation of the Program. Changes to the CZM Program are now being considered and the public is welcome to provide comments on the proposals.

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC

MEETINGS:

- Nov. 7, 7:00 p.m. Lanai School Public Library Meeting Room, Lanai
- Nov. 8, 7:00 p.m. Mitchell Pauole Center, Molokai
- Nov. 13, 7:00 p.m. Kauai County Council Chambers, Kauai
- Nov. 14, 7:00 p.m. Kailua Elementary School Cafeteria, Oahu
- Nov. 15, 7:00 p.m. State Capitol Conference Room 310, Oahu
- Nov. 19, 7:00 p.m. Kealahou Elementary School Cafeteria, Kona, Hawaii
- Nov. 20, 7:00 p.m. Hawaii County Council Chambers, Hilo, Hawaii
- Nov. 26, 7:00 p.m. Maui Planning Commission Meeting Room, Maui

For more information, contact your County Planning Office or the Hawaii CZM Program,

Office of State Planning, at 548-8467.

All meeting locations are disability accessible. Should you need assistance for other disabilities, for example, sign language interpretation and large type print, please contact the CZM Office at 548-8467 at least four working days before the scheduled meeting.

MEETING OF THE STATE ENVIRONMENTAL COUNCIL

Date: November 14, 1990
Time: 5:00 p.m.
Location: Department of Health Library
1250 Punchbowl Street, First Floor

Agenda:

1. Call to Order
2. Approval of October 17, 1990 Meeting Minutes
3. Department of Transportation Exemption List Amendment Request (Resubmittal)
4. Other Business
5. Adjournment

EIS ADVISORY

ENVIRONMENTAL ASSESSMENTS AND NOTICES OF DETERMINATION

Agencies and applicants should be diligent in preparing environmental assessments to assure that they meet the letter and intent of the law.

Information should be contained in the documents which will substantiate statements and decisions. (i.e. There should be substantiating evidence to justify the statement that there will be no environmental impacts.)

Per Section 10, Chapter 200 of Title 11, Administrative Rules, Department of Health, environmental assessments shall contain:

- (1) Identification of applicant or proposing agency;
- (2) Identification of approving agency, if applicable;
- (3) Identification of agencies consulted in making assessment;
- (4) General description of the action's technical, economic, social, and environmental characteristics;
- (5) Summary description of the affected environment, including

- suitable and adequate location
and site maps;
- (6) Identification and summary of major impacts and alternatives considered, if any;
 - (7) Proposed mitigation measures, if any;
 - (8) Determination;
 - (9) Findings and reasons supporting determination; and
 - (10) Agencies to be consulted in the preparation of the environmental impact statement, if applicable.

Projects should not be done on an incremental basis to avoid preparation of an environmental impact statement. Per Section 12, Chapter 200, the agency shall consider every phase of a proposed action, the expected consequences, both primary and secondary, and the cumulative as well as the short and long-term effects of the action.

Please refer to Chapter 200 for more information or call OEQC at 548-6915.

PUBLIC NOTICE

Pursuant to Section 13-222-12, Hawaii Administrative Rules
entitled "Shoreline Certification"

Date: Nov 8, 1990 Number: 90-021

NOTICE OF APPLICATION: Application available for inspection at
District Land Offices on the islands of Kauai, Hawaii and Maui and at
Room 220, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu

LOCATION	APPLICANT	TAX MAP KEY	DATE RECEIVED
1) <u>Por of Land</u> <u>Patent Grant</u> <u>13442 to Minnie</u> <u>Jones, Being</u> <u>Lot 7-B of</u> <u>the Subdiv</u> <u>of Lot-7</u> <u>"Kapoli Lease</u> <u>Lots" (Ukume-</u> <u>hame, Wailuku,</u> <u>Maui)</u>	Clifton V. Blackburn Land Surveyor for John Sanderson	3-6-01:33	5/24/90
2) <u>Por of Grant 333</u> <u>and Former Oahu</u> <u>Railway and</u> <u>nd Co's 40</u> <u>ot Right-of-</u> <u>Way (Kealia,</u> <u>Waialua, Oahu)</u>	H. Au & Assoc. Inc for Frank Opperman	6-8-8:20 & 39	10/22/90
3) <u>Lot 2 & 2A of</u> <u>Waialae Beach</u> <u>Lots at Kahala</u> <u>(Honolulu, Oahu,</u> <u>Hawaii)</u>	R. M. Towill Corp for Asagami Corp	3-5-5:14	10/16/90
4) <u>Lot 6, Kawailoa</u> <u>Beach Lots,</u> <u>Section "E"</u> <u>Extension No. 1</u> <u>at Kawailoa</u> <u>(Waialua, Oahu,</u> <u>Hawaii)</u>	Walter J. Thompson, Inc. for John E. Vettirli	6-1-4:81	10/19/90

.....
Comments on application may be made in writing to the State Land Surveyor
at Room 210, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu
within fourteen (14) days of this notice.

Department of Land and Natural Resources
1151 Punchbowl Street, Room 220
Honolulu, Hawaii 96813
Tel. 548-6460

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LOCATION	APPLICANT	TAX MAP KEY	DATE RECEIVED
5) <u>Lot 13, Ld. Ct.</u> <u>Consolidation 171</u> <u>at Heeia (Heeia,</u> <u>Koolaupoko, Oahu)</u>	Walter P. Thompson Inc.	4-6-5:27	10/22/90
6) <u>Lot 1055, Ld. Ct.</u> <u>App. 677 (Kaneohe,</u> <u>Koolaupoko, Oahu)</u>	Walter P. Thompson, Inc.	4-4-39:17	10/19/90
7) <u>Lot 4 of Ld. Ct.</u> <u>App 1639 (Kahului</u> <u>2nd, N. Kona,</u> <u>Hawaii</u>	Wes Thomas & Assoc for Jerry Morey	7-5-19:10	10/19/90
8) <u>Parcel 7 being</u> <u>the Whole of</u> <u>Grant 13613 to</u> <u>Anabelle Ruddie</u> <u>(CFS 12884) and</u> <u>Por of Grant 10559</u> <u>to Anabelle</u> <u>Ruddie (Lot 11,12</u> <u>and Por of Lot 10</u> <u>of Puako House</u> <u>Lots) at Lalamilo</u> <u>(Waimea, S. Kohala,</u> <u>Hawaii)</u>	Wes Thomas & Assoc for Joseph A. Spielman	6-9-01:7	10/9/90

.....
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LOCATION	APPLICANT	TAX MAP KEY	DATE RECEIVED
9) <u>Lot 24-D-1 of</u> <u>the B.P. Bishop</u> <u>Estate (Kahaluu</u> <u>Beach Lots)</u> (Kahaluu, N. Kona, Hawaii)	Wes Thomas & Assoc for Marilyn Knutsen	7-8-14:84	10/9/90
10) <u>Lots 2-A & 2-B</u> <u>Being Por of</u> <u>Grant 5327 to Samuel</u> <u>Liftee and R. P.</u> <u>7815, LC Aw 7913</u> <u>Ap 1 to Kaanehe</u> (Waiaha 2nd, N. Kona, HI)	Wes Thomas & Assoc for Roger L. McGee	7-5-18:14	10/12/90
11) <u>Lot 9 of Ld. Ct.</u> <u>App 1842 at</u> <u>Oneawa (Kailua,</u> <u>Koolaupoko,</u> <u>Oahu</u>	Wm Dean Alcon & Assoc for Carl Wright Boyer Jr and Marjorie Wright	4-3-21:26	10/25/90
12) <u>Lot 19 of Ld.</u> <u>Ct. App 1810</u> <u>(Map 4) at</u> <u>Mokuleia</u> (Mokuleia, Waialua, Oahu)	Austin, Tsutsumi & Assoc. Inc for John J. Cogan	6-8-10:18	10/24/90
13) <u>Lot 57-A-2</u> <u>Pupukea-Paumalu</u> <u>Beach Lots (Pupukea,</u> <u>Koolauloa, Oahu)</u>	A Surveyor for Robert Fitzgerald	5-9-20:57	10/30/90

.....
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Department of Land and Natural Resources
1151 Punchbowl Street, Room 220
Honolulu, Hawaii 96813
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NOTICE OF SHORELINE CERTIFICATION OR REJECTION

LOCATION	APPLICANT	TAX MAP KEY	DATE CERTIFIED (C) OR REJECTED (R)
1) <u>Hawaiian Home Land</u> <u>Lot 14, Kapaakea</u> <u>Residence Lots</u> (Kapaakea, Molokai, HI)	Charles M. Busby for State of Hawaii (DHHL/John Ocampo)	5-4-08:7	10/22/90(C)
2) <u>Hololani Condo-</u> <u>minium, Lot 1-A</u> <u>of Bechert Est.</u> <u>Subd. being a</u> <u>por of Lot 1</u> <u>of Bechert Est</u> <u>Subd & por of</u> <u>Grant 1166 to</u> <u>D. Baldwin, J.</u> <u>F. Pogue & S. E.</u> <u>Bishop (Kahana,</u> <u>Lahaina, Maui)</u>	Valera, Inc. for Hololani Condo Master	4-3-10:9	10/22/90(C)
3) <u>Lot 66, Ld. Ct.</u> <u>App 1744 (Hanakoo,</u> <u>Kaanapali, Lahaina,</u> <u>Maui)</u>	Tanaka Engineers, Inc. for KM Hawaii, Inc.	4-4-06:31	10/22/90(C)
4) <u>Milolii Beach</u> <u>Lots, Block 1,</u> <u>Lot 20, File</u> <u>Plan 789 (Papa</u> <u>2nd, S. Kona,</u> <u>Hawaii)</u>	Don McIntosh Consulting & Plan- ning for Rich Hartman	8-8-5:93	10/23/90(C)

.....
APPEAL may be made to the Department of Land and Natural Resources in
writing within twenty (20) days of the date of this notice:

Department of Land and Natural Resources
1151 Punchbowl Street, Room 220
Honolulu, Hawaii 96813
Tel. 548-6460

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<u>LOCATION</u>	<u>APPLICANT</u>	<u>TAX MAP KEY</u>	<u>DATE CERTIFIED (C) OR REJECTED (R)</u>
5) <u>Lot 30 of</u> <u>Ld. Ct. App 1785</u> <u>as shown on</u> <u>Map 13 (Anae-</u> <u>hoomalu, S.</u> <u>Kohala, Hawaii)</u>	R. M. Towill Corp. for Lemuel M. Bottoms (Toyota Motor Sales)	6-8-22:26	10/29/90(C)
6) <u>Lots A & C of the</u> <u>Seibu Makena</u> <u>Hotel Subd. III &</u> <u>Lot 2 of the Sei-</u> <u>bu Hotel Subd. II,</u> <u>L.C. Aw. 5402-B,</u> <u>Ap. 4 to Nawaiki &</u> <u>RP 6234, L.C. Aw.</u> <u>4157, Ap. 1 to</u> <u>Kahaleokaia, also</u> <u>Por. of Gr. 15029</u> <u>to Ulupalakua</u> <u>Ranch, Inc., Gr.</u> <u>835 to Mahoe, Gr.</u> <u>1508, Ap. 1 to</u> <u>Makahanoano & Gr.</u> <u>1500, Ap. 1 to</u> <u>Maluai (Honualua,</u> <u>Makawao, Maui)</u>	George Newcomer Land Surveyors, Inc. for Seibu Hawaii, Inc.	2-1-06:36,57&59	11/6/90(C)

.....
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Honolulu, Hawaii 96813
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<u>LOCATION</u>	<u>APPLICANT</u>	<u>TAX MAP KEY</u>	<u>DATE CERTIFIED (C) OR REJECTED (R)</u>
7) Lot 4, Ld. Ct. App 1627 (Map 1) 49-791 Kam Hwy (Kualoa, Koolau- poko, Oahu)	DJNS Surveying & Mapping, Inc. for Chao Chen	4-9-07:29	10/29/90(R)

.....
APPEAL may be made to the Department of Land and Natural Resources in
writing within twenty (20) days of the date of this notice:

Department of Land and Natural Resources
1151 Punchbowl Street, Room 220
Honolulu, Hawaii 96813
Tel. 548-6460

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465 SOUTH KING STREET, KEKUANAKA BUILDING, #104 HONOLULU, HAWAII 96813

**OEQC
BULLETIN**

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

BULK RATE
U S POSTAGE
PAID
Honolulu, HI
Permit No 1502

OEQC BULLETIN



JOHN WAIHEE
GOVERNOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

DIRECTOR

VOLUME VII

NOVEMBER 23, 1990

NO. 22

REGISTER OF CHAPTER 343, HRS DOCUMENTS

The OEQC Bulletin is a semi-monthly publication. The publication dates of the bulletin are the eighth and twenty-third of each month. Applicants should deliver an appropriate number of Draft and Final EISs to the accepting authority before submitting copies to OEQC for distribution and publication. Environmental Assessments should be submitted to the accepting authority directly. Based on the assessment, the accepting authority will submit to OEQC a determination of a Negative Declaration or a Preparation Notice for publication in the bulletin. Draft and Final Environmental Impact Statements must be received by the fifth and twentieth days of the month for publication in the respective issue. Negative Declarations and Preparation Notices must be received at least five working days prior to the publication date. All documents submitted for publication in the OEQC Bulletin should be delivered to the Office of Environmental Quality Control, 465 South King Street, Room 104, Honolulu, Hawaii 96813. To ensure proper processing of documents, please attach OEQC Bulletin Publication Form with all submittals. These forms can be obtained by calling OEQC at 548-6915.

DEADLINES! DEADLINES! DEADLINES!

DEADLINES for the submittal of EIS documents for publication in the OEQC Bulletin are mandated by law. Allowing exceptions, such as extensions to these deadlines, is not permissible or fair to others. Since the Office does not have a facsimile machine and the staff must run to other offices to retrieve fax copies, we will no longer accept such documents. Documents for publication may be submitted by mail, messenger service, or hand delivered, but MUST be received in the Office by 4:30 p.m. on the DEADLINE date.

The DEADLINES mandated by law, especially the due dates for the draft and final EIS's, have put an excessive burden on OEQC. In 1990, we have had 8 working hours or less to produce the OEQC Bulletin for 15 of 22 publications!! As a result of this, you may notice that the Bulletin arrives later than expected. Another cause for delay was that the Bulletin was being sent by bulk rate which is affected by seasonal increases in mail. To reduce this delay, beginning the December 8, publication, OEQC will be utilizing the pre-sort first class rate to send out the OEQC Bulletin.

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NEGATIVE DECLARATIONS

The following actions have been determined to have little or no impact upon the environment. Environmental Impact Statements are not required of these projects. Those who wish to contest this determination have a 60-day period, from this publication date, in which to initiate litigation. Any questions regarding the following project(s) should be directed to the listed contacts.

HAWAII

HOLUALOA BAY CONGREGATIONAL CHURCH

Location: Kailua-Kona, Hawaii
TMK: 7-6-16:13

Permitting: Department of Land and
Agency: Natural Resources
Contact: Holly McEldowney
(587-0008)

Applicant: Hale Halawai o Holualoa

The applicant is proposing the restoration and reconstruction of a historic structure for church use on State-leased land. Restoration will include placing a roofing frame with thatching on the existing stone masonry walls, installing new door and window frames and laying a concrete floor slab. Electric lights and wiring will be installed which will require some trenching to bury the lines leading to the structure. The structure covers a 30 x 60 foot area and is over 40 feet from the shoreline. The building will be used for fellowship meetings and church-related activities.

AWAKE'E/MANINIOWALI LAND EXCHANGE PROPOSAL

Location: North Kona, Hawaii
TMK: 7-2-04:03
7-2-04:17

Permitting: Department of Land and
Agency: Natural Resources
Contact: Howard Ching (548-6463)

Applicant: North Kona Development
Group
c/o Group 70 Limited

The applicant, the North Kona Development

Group (NKDG), is proposing a land exchange between State of Hawaii owned land located at Maniniowali Ahupua'a and NKDG's existing holding at Awake'e Ahupua'a. The exchange would involve 334.34 acres at Awake'e and 485 acres at Maniniowali. The adjacent parcels of land are classified within the State Conservation District.

Upon successful completion of the exchange, the applicant, NKDG, would gain a portion of Maniniowali that excludes the shoreline area, and would proceed with a land use boundary amendment to allow the development of a low-density, low rise residential subdivision and an 18-hole golf course, golf club house and tennis facility. This proposed development would be adjacent to the Office of State Planning designated Kaupulehu/Kona Village/Kuhio resort node.

The State of Hawaii would gain the entire parcel at Awake'e owned by the NKDG (including approximately 5,800 linear feet of shoreline). In addition, the State would retain approximately 105 acres and the entire shoreline (approximately 6,800 linear feet) which fronts Maniniowali. The combined length of shoreline at Awake'e and Maniniowali under State ownership would nearly double.

Section 171-50 HRS requires that exchanges of public land for private land be made only for public purposes. The public purposes of the proposed exchange are described below:

- o The State of Hawaii would gain the Awake'e land with intrinsic value of the natural resources, including the cinder-cone landmark - Pu'u Luli; a complex of anchialine ponds; and approximately 5,800 feet of coastal shoreline.
- o Public acquisition of Awake'e, while at the same time retaining the shoreline area of Maniniowali, would consolidate the State's lands and allow the State to achieve its goal of creating a Wilderness Heritage Park. The shoreline under State ownership would be nearly doubled.
- o Acquisition of this significant shoreline parcel by exchange rather than purchase would mean that the limited amount of public funds available for the purchase of State park lands could be used to acquire other important sites for park purposes, including other lands required to implement the Wilderness Heritage Park. Substantial public benefits would be provided at no cost to the public.

KAUAI

KOLOA REFUSE TRANSFER STATION

Location: Koloa, Kauai
TMK: 2-7-03:06

Proposing: County of Kauai
Agency: Department of Public Works
Contact: Kiyoji Masaki (245-3318)

The County of Kauai, Department of Public Works, is proposing to design and construct a solid waste transfer station to ultimately accommodate the approximately 40 tons per day to be delivered to the station by the Year 2010. Initial processing will be for 23 tons per day in 1990, and this will build to design capacity of 40 tons per day by 2010. The project will incorporate the tipping floor concept to accommodate the refuse volume. Refuse will be loaded onto "open top" transfer trailers and then transported to the Kekaha Landfill for final disposal.

The proposed project consists of the construction of a transfer station building 65 x 60 feet with provisions for future expansion to add another 60 feet of tipping floor. The site will also be designed to facilitate and maximize the recycling aspects of solid waste management. A bulk storage area for disposal of bulky objects such as appliances, furniture, and other miscellaneous large items will be provided for in the recycling area. An area for derelict vehicles may also be provided within the recycling area.

LANAI

AMENDMENT TO THE LANAI COMMUNITY PLAN AND MANELE PROJECT DISTRICT ORDINANCE

Location: Manele, Lanai
TMK: 4-9-02:01

Permitting: County of Maui
Authority: Planning Department
Contact: Philip Ohta (243-7735)

Applicant: B. Martin Luna, on behalf of
Lanai Resort Partners

The applicant is requesting an Amendment to the Lanai Community Plan and Manele Project District Ordinance and Amendment to the existing Project District Boundary by including 120 acres from the State Rural District and 40 acres from the State Agri-

cultural District. The applicant intends to construct a golf course and clubhouse within this expanded area and within the existing Manele Project District. Construction activities will include the following:

- a. Construction of a 200 acre golf course, clubhouse, and driving range.
- b. Construction of the infrastructure for the golf course: irrigation water supply and distribution system, roadway network, water reclamation system, drainage facilities and all coordinated offsite support facilities for the golf course infrastructure.
- c. Landscaping for the golf course.

The infrastructure will be coordinated with plans for the existing Manele Project District. Construction is underway at Manele for the hotel and offsite infrastructure. Connections for the roadways will be made to accommodate the traffic within and outside the Manele Project District. The domestic water distribution system will tap off from the existing water distribution network, but additional reservoirs will be required to service the expanded area. The wastewater management facilities, and the drainage system will be coordinated with the ongoing infrastructure work for the Manele Project District.

MAUI

KAANAPALI BEACH HOTEL IMPROVEMENTS

Location: Kaanapali, Maui
TMK: 4-4-08:03

Permitting: County of Maui
Agency: Planning Department
Contact: Colleen Suyama (243-7735)

Applicant: Michael B. White, General Manager, Kaanapali Beach Hotel

The applicant is proposing to renovate the Kaanapali Beach Hotel at Kaanapali, Maui, with an eight story addition, a bar/restaurant building, a paved luau dining area and landscaping improvements. The proposed bar/restaurant building and luau dining area will be within a 150 foot shoreline setback area. The building will be 105 feet from the shoreline; the luau dining area will be 55 feet from the shoreline. The project site is currently developed with the 430 room

Kaanapali Beach Hotel which is comprised of two six story wings separated by a one-story central lobby, coffee shop and retail spaces and meeting area; a separate three story wood frame ocean front building and beach concession booth. In addition, there are a total of 229 ongrade parking spaces for the hotel.

MOLOKAI

SEAWEED AQUACULTURE OPERATIONS

Location: Ualapue, Molokai
TMK: 5-6-03:35

Permitting: Department of Land and
Agency: Natural Resources
Contact: Don Horiuchi (548-7837)

Applicant: Zelda Kapuni

The applicant is proposing to utilize the Old Loko fishpond at Ualapue, to cultivate seaweed. The applicant proposes to cultivate and harvest three species of edible, native Hawaiian seaweed for commercial purposes. Lines and stakes will be installed at the bottom of the fishpond for this operation, but no alteration or modification will be made to the fishpond wall.

OAHU

FORT BARRETTE SAFETY HAZARD REMOVAL

Location: Ewa, Oahu
TMK: 9-1-16:02, 21 and 22

Permitting: Department of Parks
Agency: and Recreation
Contact: Alvin Au (527-6343)

Proposing: Department of the Army
Agency: U.S. Army Engineer District,
Honolulu
Contact: Donald Wynn

The U. S. Army Corps of Engineer, Pacific Ocean Division, is proposing to correct safety hazards at the former site of Fort Barrette. Under the Defense Environmental Restoration Program, the Department of Defense is required to determine whether any structures and/or activities generated at formerly used Department of Defense sites require clean up action because of the presence of hazardous/toxic wastes, unexploded ordinances, and/or

unsafe debris. As part of the Defense Environmental Restoration Program, the Corp of Engineers conducted an initial site inventory survey of Fort Barrette, formerly know as Kapolei Military Reservation. The proposed action is to fill all underground septic tanks and concrete boxes, remove two underground fuel tanks, and permanently seal openings to a generator shed and water reservoir. This site is being developed by the City and County of Honolulu for Kapolei Park.

WAIPAHU HIGH SCHOOL

Location: Ewa, Oahu
TMK: 9-4-08:20

Proposing: Department of Accounting
Agency: and General Services
Contact: Emily Chun (548-7488)

The Department of Accounting and General Services is proposing to construct a two-story, reinforced concrete/masonry administration building comprised of approximately 6,000 net square feet. The existing administration facility will be renovated into classrooms. The proposed administration facility will be located in an area that had been previously graded during the construction of nearby structures. Since the project will be constructed within the existing school campus, no land will be removed from the tax base. The project will provide the school with a much-needed facility to implement its program in accordance with Educational Specifications. The estimated cost of the project is \$2,469,000.

OAHU COMMUNITY CORRECTION CENTER

Location: Honolulu, Oahu
TMK: 1-2-13:02
1-2-26:32, 33 and 34

Proposing: Department of Accounting
Agency: and General Services
Contact: Norman Sahara (548-4561)

The Department of Accounting and General Services, Division of Public Works, proposes major improvements at the Oahu Community Correctional Center (OCCC) complex as part of their master plan to meet their obligations under the Spear v. Waihee Consent decree. The replacement of or renovations to substandard and inefficient facilities throughout the entire complex will be implemented over two construction phases.

The objectives of the first construction phase are as follows:

1. replacement of the existing laundry with a new structure capable of fully conforming with the Department of Health statutory mandates for institutional laundering;
2. centralize various programmatic offerings, presently scattered throughout, into a new "inmate Programs Center" which can more effectively deliver a wide range of services to a larger number of participants and, at the same time, enhance the security of the facility;
3. replacement of the existing medical facilities spaces with new spaces that provide clinical, infirmary and administrative support spaces for the medical, dental and mental health needs in a manner that will enable the facility to fully conform with the medical/mental health plan under Spear v. Waihee;
4. replacement of the existing Cellblocks A and B (found to be substandard and forced to be abandoned as housing) with new housing within a centralized, three-story structure, referred to as the New Detention Center (NDC). The NDC will allow the facility to "recapture" bed spaces lost with the demolition of cellblocks 'A' and 'B' and allow two of the existing modules on the campus to be re-configured back from their present use as chronic mental health housing to general population "jail" usage;
5. replacement of the existing substandard housing and related support facility spaces at the Laumaka Work Release Center (LWRC) satellite adjunct to the OCCC with new facilities, capable of meeting the various environmental health, safety and sanitation requirements of Spear v. Waihee and additionally, the various programmatic concerns as well; and
6. renovations to the existing modules (M-5 through M-9) to facilitate enhanced administrative services for the OCCC by re-configuring the various spaces therein.

The proposed improvements under Phase I will encompass 220,700 square feet of renovations, replacements and new spaces at the OCCC. The estimated cost to construct these improvements has been estimated at \$56.1 million; however, this amount does

not include design nor furnishings and equipment expenditures. Phase II construction has not yet been programmed. Accordingly, the work scope and associated costs to construct are not available at this time.

HONOLULU HARBOR CONTAINER YARD IMPROVEMENTS

Location: Honolulu, Oahu
TMK: 1-5-41:111, 126, 307

Permitting: Department of
Agency: Transportation
Contact: Howard Miura (548-2559)

Applicant: Sea-Land Service, Inc.
c/o Awa and Associates

The applicant, Sea-Land Service, Inc., is proposing improvements which are intended to upgrade the container yard/support facilities along Piers 51-A to better serve the public. Expansion of facilities include construction of a new two-story, 11,200 square foot office building, a new 300 square foot gate house and a new 50 square foot guard house. At present, an existing one-story, 9,600 square foot maintenance building houses Sea-Land's container yard office and maintenance facilities. Interior alteration to approximately 4,800 square feet to the building's interior is proposed to provide improved maintenance support facilities.

HAWAIIAN ELECTRIC COMPANY 46KV TRANSMISSION SUBSTATION

Location: Kalihi, Oahu
TMK: 1-1-70:19

Permitting: Department of Land
Agency: Utilization
Contact: Diane Borchardt (527-5349)

Applicant: Hawaii Electric Company, Inc.

The applicant, Hawaiian Electric Company, Inc., proposes to build a 46,000 volt (46 kilo volt {KV}) alternating current transmission substation for the purpose of providing electrical power to new customer loads in the airport area. The entire project site is located within the Special Management Area, located approximately 800 feet south from Keehi Lagoon Beach Park. The new substation is planned to help relieve the existing Keehi Substation which has reached its

capacity due to carrying most of the load for the airport area.

The scope of work for the new 46 kv substation will include: grubbing, grading, fabrication and erection of steel structures, concrete foundations, fencing, paving, underground ductlines, grounding work and landscaping. The maximum height of the new steel structures with electrical hardware mounted will be approximately 15'6".

WAIALUA ELEMENTARY SCHOOL - 8 CLASSROOM BUILDING

Location: Waialua, Oahu
TMK: 6-7-01:10

Proposing: Department of Accounting
Agency: and General Services
Contact: Gordon Sam (548-3921)

The Department of Accounting and General Services is proposing the construction of a new concrete and masonry, two story building, approximately 8,700 square feet in size at the Waialua Elementary School. The school site is almost completely developed with other buildings and facilities. The project will provide the school with a much needed facility to implement its program in accordance with Educational Specifications. Since the project will be constructed within the existing school campus, no land will be removed from the tax base. The estimated cost of the project is \$1,391,000.

EIS PREPARATION NOTICES

The following actions have been determined to have significant impacts upon the environment. Environmental Impact Statements will be prepared for these projects. A 30-day consultation period commences with the initial publication of these projects in the bulletin (see deadline dates). The purpose of soliciting comments during the consultation period is to establish the scope and the depth of coverage that the Draft EIS should have.

AHU

CAMPBELL DRAINAGE CHANNEL -
SUPPLEMENT TO KAPOLEI BUSINESS
INDUSTRIAL PARK EIS (Erroneously printed
as a Negative Declaration in the October 23,
1990 OEQC Bulletin)

Location: Ewa, Oahu
TMK: 9-1-14:04

Please send your comments to:

Accepting City and County of Honolulu
Authority: Department of General
Planning
Attn: Matthew Higashida
650 South King Street
Honolulu, Hawaii 96813

with a copy of your comments to:

Applicant: The Estate of James
Campbell
c/o Ken Ishizaki, Engineering
Concepts, Inc.
250 Ward Avenue, Suite 206
Honolulu, Hawaii 96814

Deadline: December 10, 1990

The applicant is proposing a drainage channel within the future Kapolei Business Industrial Park site. The channel extends in a northeast-southwest direction from the OR & L Railroad right-of-way to Malakole Road. A 100 foot wide parcel has been set aside. Beyond the Kapolei Business Industrial Park site, the proposed drainage channel extends in an east-west direction from Malakole Road to the ocean. A 150 foot wide parcel has been set aside for this portion of the drainage channel. At the coastline, Camp Malakole borders the channel to the north, with Chevron USA located to the south.

The proposed channel will be trapezoidal in shape, with a bottom width of approximately 100 feet at the coast and 75 feet further inland. It is anticipated that the channel will be excavated in hard coral and will not require concrete lining. The channel excavation will intersect at the coastline at an approximate elevation of (-) 5 feet mean sea level.

Storm runoff generated from Kapolei Business Industrial Park will be intercepted and transported by an underground drainage system consisting of catchbasins/manholes and pipe culverts. Runoff will be collected and conveyed to the proposed drainage channel for ultimate disposal into the ocean. All on-site drainage improvements will be designed in accordance with the City and County standards. Maintenance roads and

chain link fencing/gate will be located along both banks of the drainage channel for the length of the channel to the ocean.

KAILUA ELDERLY HOUSING

Location: Koolaupoko, Oahu
TMK: 4-3-55:11

Please send your comments to:

Accepting Department of General
Authority: Planning
Attn: Melvin Murakami
650 South King Street
Honolulu, Hawaii 96813

with a copy to:

Proposing Department of Housing and
Agency: Community Development
Attn: Eileen Mark
650 South King Street,
5th Floor
Honolulu, Hawaii 96813

and a copy to:

Consultant: Mr. Taeyong Kim
AM Partners, Inc.
1164 Bishop Street,
Suite 1000
Honolulu, Hawaii 96813

Deadline: December 10, 1990

The Department of Housing and Community Development is proposing a project that consists of the development of a new residential community for the elderly. This community will include 77 residential units, a meal facility, landscaped gardens, and 168 parking stalls for residents and adjacent businesses. All of the residential units are located on top of the parking structure in an extended "L" configuration along the Uluniu and Oneawa Street sides of the site. The parking facility will replace the stalls presently existing on-site and will provide 20 additional stalls for public and resident use. The lowest floor of the parking garage is depressed below ground level to give the entire parking structure a less imposing appearance. The entire complex is arrayed and shaped to assume the character of a residential "village". The resultant overall building size, in combination with a perimeter pedestrian mall and ground level park is intended to relate harmoniously with the project's commercial neighbors.

Three residential floors are planned at 8.5 feet floor-to-floor. The parking structure is

planned at 8 feet floor-to-floor and is accessible on all sides to adjacent businesses. The 2-level parking garage covers most of the site within the twenty-foot pedestrian perimeter mall and presents a low profile garage which would be less visually intrusive. The residential open space is a raised landscaped plaza oriented along the major view channel toward Kailua Town. Four of the existing trees would be incorporated in place.

Vehicular access is proposed through the existing driveway at Aulike Street. Accessways for pedestrians are located from Uluniu Street, Oneawa Street and Kuulei Road.

DRAFT ENVIRONMENTAL IMPACT
STATEMENTS

A 45-day review period commences with the initial publication of these projects in the bulletin (see deadline dates). EIS's listed in this section are available for review at the following repositories:

- o Office of Environmental Quality Control
- o Legislative Reference Bureau
- o Municipal Reference and Records Center (Oahu EISs)
- o University of Hawaii Hamilton Library
- o State Main Library (Housed at Kapiolani Community College)
- o Kaimuki Regional Library
- o Kaneohe Regional Library
- o Pearl City Regional Library
- o Hilo Regional Library
- o Wailuku Regional Library
- o Lihue Regional Library
- o Branch library in closest proximity to the project

Please send your comments to the accepting authority with a copy to the applicant or proposing agency (see listed contacts). OEQC would also appreciate a copy of your comments.

HAWAII

WAIKOLOA AFFORDABLE HOUSING
MASTER PLAN

Location: South Kohala, Hawaii
TMK: 6-8-02:31, 26

Please send your comments to:

Accepting County of Hawaii

Authority: Department of Planning
Attn: Duane Kanuha
25 Aupuni Street
Hilo, Hawaii 96720

with a copy of your comments to:

Proposing Mr. A. Scott Leithead
Agency: Housing Administrator
County of Hawaii
Office of Housing and
Community Development
50 Wailuku Drive
Hilo, Hawaii 96720

and a copy to OEQC

Deadline: January 7, 1991

The Office of Housing and Community Development of the County of Hawaii is proposing an affordable residential development at Waikoloa Village, in the South Kohala district of West Hawaii. This master planned development is proposed to contain approximately 1,200 single- and multi-family housing units all of which will be available for rent or sale in the affordable price ranges, as defined by federal, state and county standards.

The project site is currently undeveloped and is located at the north end of the existing Waikoloa Village. Ownership of 279 acres of the 340-acre site is being conveyed from the present land owner, Waikoloa Land Company to the County of Hawaii through an agreement between the two parties.

Envisioned is an approximately 1,200 dwelling unit mix of single family and multi-family units on finished lots. This project will also include an 8.6 acre parcel for churches and a small commercial area near the Paniolo Drive entrance. A community park of approximately 9 acres will be located next to the commercial/church area at the entrance to the development at Paniolo Drive. A 36-acre school is planned for conveyance to the State Department of Education by the Waikoloa Land Company at the southeastern edge of the project site near the Ho'oko and Paniolo Drive intersection.

The major roadway network consists of 50-foot and 60-foot rights-of-way, with curbs, gutters and sidewalks, and dry wells for drainage. Roadway grades were maintained at a maximum slope of eight-percent, with a few exceptions where ten to twelve-percent was used because of the steep character of the area.

LANAI

MANELE GOLF COURSE AND GOLF
RESIDENTIAL PROJECT (PREVIOUSLY
PRINTED AS A PREPARATION NOTICE
UNDER THE TITLE: LANAI COMMUNITY
PLAN AMENDMENT TO EXPAND THE
MANELE PROJECT DISTRICT BOUNDARIES,
IN THE JULY 8, 1990 OEQC BULLETIN.)

Location: Manele, Lanai
TMK: 4-9-02:01

Please send your comments to:

Accepting County of Maui
Authority: Planning Department
Attn: Mr. Philip Ohta
200 South High Street
Wailuku, Hawaii 96793

with a copy of your comments to:

Applicant: The Lanai Company
Attn: Mr. Thomas C. Leppert
650 Iwilei Road, 3rd Floor
Honolulu, Hawaii 96817

and a copy to:

Consultant: Belt Collins & Associates
Attn: Anne Mapes
680 Ala Moana Boulevard,
Suite 200
Honolulu, Hawaii 96814

and a copy to OEQC

Deadline: January 7, 1991

The applicant is proposing a Community Plan Amendment to the Lanai Community Plan by expanding the existing Lanai Project District 2 - Manele to include an additional 458 acres of land for purposes of developing a golf course and resort residential development. The additional acreage includes 285 acres currently designated State Rural District and 173 acre parcel in the State Agricultural District.

Features of the project include an 18-hole golf course, golf clubhouse, 425 single family residences and 100 multi-family residences to be sited over the entire 868 acres of the existing Project District and the expansion area. Only golf and large lot single family homes surrounded by open space will be sited outside of the existing Project District boundary. None of the multi-family units are planned in the expansion area.

Construction activities will include the

following:

- o Grading and clearing about 300 acres of land and approximately 70 acres in the existing Lanai Project District 1 - Manele.
- o Construction of a 200-acre golf course, clubhouse, and driving range.
- o Construction of the infrastructure for the golf course: irrigation water supply and distribution system, roadway network, water reclamation system, drainage facilities and all coordinated offsite support facilities for the golf course infrastructure.
- o Landscaping for the golf course and roadway right-of-way.
- o Construction of the golf in a target course concept thereby requiring irrigation of approximately 100 acres.
- o Construction of the infrastructure for residential: roadways, water distribution lines, water storage, sewer pump stations, expanded wastewater treatment facilities, sewage collection and pumping facilities, and effluent distribution lines.
- o The residential development would be constructed in phases depending on the demand in the market.

The infrastructure development will be coordinated with ongoing plans for the existing Lanai Project District 2 - Manele. Roadways are being constructed and new connectors will be made to accommodate traffic with the resort. The electrical power system is an on-site generation unit that supplies the Manele Bay Hotel and with additional underground distribution lines will be sufficient to serve the entire golf and residential project. Communications and drainage system improvements will be coordinated with the ongoing infrastructure work for the Lanai Project District 2 - Manele.

OAHU

HONOLULU INTERNATIONAL AIRPORT
MASTER PLAN 2010

Location: Honolulu, Oahu
TMK: 1-1-01; 1-1-02; 1-1-03; 1-1-04; 1-1-14; 1-1-15; 1-1-16; 1-1-70

Please send your comments to:

Approving Authority: Governor, State of Hawaii
c/o Office of Environmental
Quality Control
465 South King Street,
Room 104
Honolulu, Hawaii 96813

with a copy to:

Proposing Agency: State Department of
Transportation, Airports
Division
Attn: Walter Nishigata
869 Punchbowl Street
Honolulu, Hawaii 96813

and a copy to:

Consultant: James G. Dittmar
c/o Edward K. Noda and
Associates, Inc.
615 Piikoi Street, Suite 1000
Honolulu, Hawaii 96814

Deadline: December 7, 1990

The State of Hawaii, Department of Transportation, Airports Division, is proposing several interrelated Honolulu International Airport projects over the next twenty-year period. The following identifies the major known projects that are presently underway or will be initiated over the next twenty years:

- o Construct Designated Highjack Hardstand
- o Improve/Expand Overseas Terminal and Aprons
- o Modify Central Concourse Gates for International Arrivals
- o Construct New Interisland Terminal and Apron
- o Construct North Ramp Commuter Facility
- o Relocate North Ramp and Diamond Head Service Court Tenants and Construct New International Terminal Building (ITB)
- o Relocate Honolulu International Airport Satellite Fuel Farm
- o Construct South Ramp Facilities
- o Construct Ramp Service Road
- o Install Automated Passenger Ride System
- o Expand/Upgrade Base Maintenance Facility
- o Acquire Land for Airport Use
- o Relocate North Ramp Airfield Rescue and Fire Fighting Station
- o Construct Airport Hotel/Overseas Parking Structure
- o Construct Additional Parking Structure
- o Construct Link to Honolulu Rapid

Transit System

- o Construct Central Chiller Plant
- o Construct New Electrical Power Substation and Distribution System
- o Reroute Aolele Street - Provide New Ground Level East Access Roads
- o Construct Engine Runup Hush House
- o Install Microwave Landing System
- o Construct New Interisland Aircraft Maintenance and Cargo Facilities Subdivision and Realign Taxiways
- o Hydrocarbon Remediation Project

Master planning and preliminary engineering work are underway for some of the projects listed above. The Interisland Terminal Project, International Terminal Building and portions of the South Ramp projects have been the subjects of separate Environmental Assessments.

FINAL ENVIRONMENTAL IMPACT STATEMENTS

The following EIS's have been submitted for acceptance. All comments received by the applicant or proposing agency, and corresponding responses, should be contained within the Final EIS. Those who wish to contest the acceptance of an EIS have a 60-day period in which to initiate litigation. The 60-day litigation period starts from the date of publication of an EIS's acceptance.

HAWAII

LILIUOKALANI TRUST KEAHUOLU LANDS OF KAILUA-KONA

Location: North Kona, Hawaii
TMK: 7-4-08:02, 12

Accepting Authority: State Land Use Commission

Applicant: Liliuokalani Trust

Status: Currently being processed by the State Land Use Commission

The applicant, Liliuokalani Trust Estate, is proposing to lease for development 1,135 acres of its land immediately north of Kailua town. This land is part of a 4,000-acre ocean to mountain top ahupua'a left to the Trust by Queen Liliuokalani in her will for the purpose of assisting orphaned Hawaiian children.

The proposed project consists of the four principal elements, an Urban Expansion Area, a Residential Community, a Business Expansion Area, and a Regional Transportation Network. The Trust intends to retain ownership of the Urban Expansion Area and the Business Expansion Area, sell the Residential Development Area to the State of Hawaii, and participate with the State, County, and other land owners in the construction and dedication of regional infrastructure, including the Regional Transportation Network. For those areas retained by the Trust, developers will be selected to construct the individual projects according to specifications established by the Trust. Restrictive covenants will be established to guide the development, operation and maintenance of buildings and facilities developed on Trust property. Lease rents derived from the various projects will provide the Trust with a major source of new revenue to support its beneficiaries.

The following is a summary of the proposed development:

- o The 465-acre Urban Expansion Area is proposed as the central element of urban expansion in the North Kona region. It will provide a variety of land uses which combine to create a new region-serving activity center for Kailua. Included in this area are the following proposed uses: a 145-acre Regional Shopping Center; a 20-acre Financial Plaza; a 35-acre Regional Hospital; a 25-acre Professional Plaza including medical offices; a 20-acre Business Hotel; a 30-acre civic and Cultural Center; as well as 68 additional acres of commercial land, 95 acres for Office expansion, and 34 acres of Open Space, Park, and an Historic Reserve which contains numerous archaeological sites.
- o A 450-acre area including all of that portion of the project mauka of the center line of a planned Mid-Level Roadway, which creates the eastern boundary of the Urban Expansion Area, is proposed for sale to the State of Hawaii. The land uses for this mauka area will, subsequently, be determined by the State of Hawaii rather than by the Trustees. A number of alternative uses have been considered including affordable and market housing, a West Hawaii university campus, and a regional sports facility. However, it is anticipated for the purposes of this study that the entire 450 acres will be developed as a residential community.
- o The third component consists of approximately 229 acres of land located

makai of Queen Kaahumanu Highway between the Trust's Conservation district land and the Kona Industrial Subdivision 100-acre expansion area. This parcel is proposed for long-term development as a mixed-use expansion area for retail, commercial and wholesale businesses, and recreational uses. It includes the Kona Children's Center which presently occupies a small parcel within the proposed expansion area and has leased an adjoining parcel to a privately-owned aquaculture project. Because the Business Expansion Area is proposed for development in a later phase of the project, the activities of the Kona Children's Center will not be disrupted in the foreseeable future.

- o Finally, the Trust proposes a Regional Transportation Network be implemented in coordination with development projects proposed by landowners throughout the area. The Regional Transportation Network is designed to relieve major traffic problems, especially in the area of Palani Road and Queen Kaahumanu Highway. The components of this system include the following:

1. A 300-foot wide setback for Queen Kaahumanu Highway to provide space for the eventual expansion of Queen Kaahumanu Highway and/or a frontage road along the mauka side of the highway.
2. A new mauka-makai roadway extending through the subject property, tentatively called the Queen Liliuokalani Boulevard. It will consist of a 120-foot right-of-way and provide access to the proposed project including the proposed Regional Shopping Center and help to reduce traffic congestion on Palani Road.
3. A Mid-Level Roadway separating the proposed urban expansion from the proposed Residential Development on the 450 acres to be purchased by the State. This roadway would consist of a 120 foot right-of-way with two lanes generally paralleling Queen Kaahumanu Highway.
4. A secondary roadway consisting of a 60 foot right-of-way linking the northern portion of the urban expansion to Queen Liliuokalani Boulevard.

5. Waena Drive, a 60-foot right-of-way depicted by the Housing Finance and Development Corporation in its Kealakehe Planned Community Concept Plan and by the County of Hawaii in its Keahole to Kailua Development Plan. It provides a link from Palani Road to the proposed Kealakehe development.

MAUNA LANI COVE - FINAL SUPPLEMENTAL EIS

Location: South Kohala, Hawaii
TMK: 6-8-22:1, 3, 9

Accepting Authority: Hawaii County Planning Commission,
c/o Duane Kanuha, Director

Applicant: Mauna Lani Resort

Status: Currently being processed by the Hawaii County Planning Commission.

Mauna Lani Resort, Inc. proposes to develop a residential marina on an 88-acre waterfront parcel between the existing Mauna Lani Bay Hotel and Ritz-Carlton Mauna Lani, now under construction. Mauna Lani Cove will include 90 to 140 residential lots or units, a boat basin, commercial facilities and an interpretive center. The marina will have a capacity of 250 vessels, including residential moorings. A harbor master will manage operations at the high service marina.

Approximately 1.3 million cubic yards of material will be excavated for the channels and the boat basin. The dredged approach channel will be approximately 150 feet wide and 625 feet long, with a depth of 18 feet. Also part of the project is the relocation of two golf holes to a more mauka location and the construction of a flushing reservoir adjacent to one of the relocated golf holes.

Lateral public shoreline access will be enhanced, with a moveable-span pedestrian bridge ensuring both pedestrian access and passage of high-masted vessels. There will be a 10-foot-wide public pedestrian easement around the entire outer channel of the marina. Boating facilities for a fee and commercial amenities will be open to the public.

KAUAI

HANALEI PIER RECONSTRUCTION

Location: Hanalei, Kauai
TMK: 5-5-01:08

Accepting Authority: Governor, State of Hawaii
c/o Office of Environmental Quality Control

Proposing Agency: Department of Land and Natural Resources

Status: Accepted by the Governor, State of Hawaii, on October 30, 1990.

The State of Hawaii, Department of Land and Natural Resources is proposing the reconstruction of the Hanalei Pier. The proposed project involves the reconstruction of the existing pier consisting of the removal of the deteriorated pier and concrete pilings; installation of new concrete pilings and concrete pier; and the installation of handrails along the perimeter of the pier for public safety. The existing shed will be removed and replaced upon reconstruction of the new platform decking.

The pier extends 535 feet from Weke Road into the waters of Hanalei Bay. It consists of a 12'6" wide by 465' long concrete approach ramp which extends approximately 305 feet into Hanalei Bay to a 30' x 70' concrete platform covered with a wooden shed. Railroad tracks sit within a bed of sand and gravel throughout the approach ramp and the platform area. The track bed in the platform area has been filled with concrete.

This project will involve the reconstruction of the pier in phases based upon the availability of funds. The project will begin with work on the outermost portion of the pier since this is the area that has suffered the most deterioration. The estimated construction cost for this project is approximately \$2,204,000.

OAHU

WAIKIKIAN HOTEL

Location: Waikiki, Oahu
TMK: 2-6-09:02, 03, 10

Accepting Authority: City and County of Honolulu
Department of Land Utilization

Applicant: JAMI Corporation
c/o Tyrone Kusao

Status: Currently being reviewed by the Department of Land Utilization.

The applicant is proposing to demolish the Waikikian Hotel and rebuild a new hotel on the site with approximately 264 units (totalling 236,330 square feet), 20,000 square feet of commercial and administrative office space, and parking for 180 automobiles.

There will be three parking levels, starting at grade, and a tower containing 256 of the guest rooms to a total height of 350 feet. A separate, four-story structure will contain eight additional "Ocean Terrace" guest rooms. Of the total 20,000 square feet of commercial/office space, approximately 8,000 will be occupied by office and administrative functions, 7,000 will be set aside for shops, and 5,000 square feet will house the Tahitian Lanai, which will continue its restaurant on the project site.

The project site is in the Resort Hotel Precinct of the Waikiki Special District. All existing structures on the project site will be demolished. Other construction activities will include clearing, but minimal grading, since the site is relatively level. All new construction work will be done at grade, and no major alteration of land forms is proposed.

NEPA DOCUMENTS

The following documents have been prepared pursuant to the requirements of the National Environmental Policy Act of 1969. Should you require further information on these projects, please call the Office of Environmental Quality Control at 548-6915.

**FINDING OF NO SIGNIFICANT IMPACT
(FONSI)**

**PARASITE AUGMENTATION STUDY ON
KAUAI**

Contact: J. Wendell Snow
Acting Laboratory Director
USDA/ARS/Tropical Fruit and Vegetable Research Lab
P. O. Box 2280
Honolulu, Hawaii 96804

A pilot test has been approved to study the effects of the sterile male technique against the Mediterranean fruit fly (medfly) on Kauai and Niihau. Since this study was approved, the population levels of medfly on the island have greatly increased because of extensive new planting of coffee. Coffee is the preferred host of the medfly and the Department of Agriculture is expanding their research to include the use of parasites to reduce the population level in the coffee fields to a level that the sterile insect technique can be evaluated against the lower natural population. Even if not needed as a population reduction procedure, this technology needs to be developed because it is a more acceptable technique to use with sterile insect method than is malathion bait sprays. Parasites are more effective against high populations while the sterile insect method is more effective against low populations. This experiment is similar to an earlier test conducted on the island of Maui with the exception of size (40 instead of 5 acres) and the addition of another parasite species will be evaluated. In this case, all tests will be conducted in coffee fields (approximately 40 acres) far removed from the areas that contain non-target species. In addition, both of the parasite species, *Diachasma minormorpha longicaudata*, and *D. tryoni*, that will be tested, have been established in Hawaii for over 40 years.

**MAKUA MILITARY RESERVATION FIRE
CONTROL AND SUPPRESSION PLAN**

Proposing Agency: Department of the Army

The purpose of this project is to provide a comprehensive fire control and suppression program at Makua Military Reservation. This project will provide the fuel source for fires that may threaten the habitat of the endangered Oahu Tree Snail and candidate plant species located on the ridges forming the boundary of the installation. Program intent of control and suppression will be

accomplished by conducting controlled fire burns following a prescribed burn plan (twice yearly) to reduce fuel base (range grasses) and the application of ecologically safe systemic herbicides (approximately twice yearly) and dispersal of a biodegradable fire retardant (approximately twice yearly) along fire break roadways and surrounding fence-lines to control excessive vegetation growth.

Any comments or inquiries received within the 30-day public review period may be forwarded to:

Directorate of Facilities Engineering
U.S. Army Support Command Hawaii
Attn: Environmental Management Branch
Fort Shafter, Hawaii 96858

NOTICES

AVAILABILITY OF REPORT

**HAWAII'S ENVIRONMENT 1988: THE
ANNUAL REPORT OF THE
ENVIRONMENTAL COUNCIL**

Copies of this report may be obtained at no charge by writing to:

Environmental Council
465 South King Street, Room 104
Honolulu, Hawaii 96813

The number of copies is limited, so readers are advised to write early.

The report contains synopses of some of the important environmental events and issues of 1988. Submissions were received from many public and private agencies.

MEETING NOTICE

**COASTAL ZONE MANAGEMENT PROGRAM
PUBLIC MEETINGS**

The Hawaii coastal zone Management (CZM) Program involves State and County agencies working together to manage Hawaii's coastal resources. In September, meetings were held

allow public input in the evaluation of the Program. Changes to the CZM Program are now being considered and the public is welcome to provide comments on the proposals.

**THE PUBLIC IS INVITED TO PARTICIPATE
IN PUBLIC MEETINGS:**

Nov. 26, 7:00 p.m. Maui Planning Commission Meeting Room,
Maui

For more information, contact your County Planning Office or the Hawaii CZM Program, Office of State Planning, at 548-8467.

All meeting locations are disability accessible. Should you need assistance for other disabilities, for example, sign language interpretation and large type print, please contact the CZM Office at 548-8467 at least four working days before the scheduled meeting.

- any:
- (8) Determination;
 - (9) Findings and reasons supporting determination; and
 - (10) Agencies to be consulted in the preparation of the environmental impact statement, if applicable.

Projects should not be done on an incremental basis to avoid preparation of an environmental impact statement. Per Section 12, Chapter 200, the agency shall consider every phase of a proposed action, the expected consequences, both primary and secondary, and the cumulative as well as the short and long-term effects of the action.

Please refer to Chapter 200 for more information or call OEQC at 548-6915.

EIS ADVISORY

**ENVIRONMENTAL ASSESSMENTS AND
NOTICES OF DETERMINATION**

Agencies and applicants should be diligent in preparing environmental assessments to assure that they meet the letter and intent of the law.

Information should be contained in the documents which will substantiate statements and decisions. (i.e. There should be substantiating evidence to justify the statement that there will be no environmental impacts.)

Per Section 10, Chapter 200 of Title 11, Administrative Rules, Department of Health, environmental assessments shall contain:

- (1) Identification of applicant or proposing agency;
- (2) Identification of approving agency, if applicable;
- (3) Identification of agencies consulted in making assessment;
- (4) General description of the action's technical, economic, social, and environmental characteristics;
- (5) Summary description of the affected environment, including suitable and adequate location and site maps;
- (6) Identification and summary of major impacts and alternatives considered, if any;
- (7) Proposed mitigation measures, if

PUBLIC NOTICE

Pursuant to Section 13-222-12, Hawaii Administrative Rules entitled "Shoreline Certification"

Date: Nov. 23, 1990 Number: 90-022

NOTICE OF APPLICATION: Application available for inspection at District Land Offices on the islands of Kauai, Hawaii and Maui and at Room 220, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu

LOCATION	APPLICANT	TAX MAP KEY	DATE RECEIVED
1) Lot 13 of the Kaiaka Beach Lots (Paalaa-Kai, Waialea, Oahu)	Robert K. Sing for Thomas K. Kaneakua	6-6-03:43	10/30/90
2) Lot 44 (Map 3) of Lot 179, Ld. Ct. App. 1095 at Kahaluu, 47-047 Kam Hwy. (Kahaluu, Koolauapoko, Oahu)	Robert K. Sing for Stanley Chun	4-7-19:26	10/30/90
3) Lot 179, Ld. Ct. App. 1095 (Kaunala, Koolauloa, Oahu)	H. Au & Associates, Inc. for William B. Fleischer, Jr.	5-8-3:10	11/1/90
4) Ainalani Lots Subd., Lot 3, Por. of RP 3343 to Claus Spreckles (Sprecklesville, Wailuku, Maui)	Valera, Inc. for Peter and Deborah Martin and James and Jeanne Riley	3-8-02:94	11/5/90
5) Lot 4, Wainiha Hui Lands (Hana-iei, Halealea, Kauai)	Esaki Surveying and Mapping, Inc. for Roger Batty	5-8-10:15	11/5/90
6) Lots 2 to 12 Inclusive Being Por. of File Plan 1840 (Wainiha, Halealea, Kauai)	Esaki Surveying and Mapping, Inc. for Sylvester Stallone	5-8-09:41 to 55	11/5/90

Comments on application may be made in writing to the State Land Surveyor at Room 210, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu within fourteen (14) days of this notice.

Department of Land and Natural Resources
1151 Punchbowl Street, Room 220
Honolulu, Hawaii 96813
Tel. 548-6460

PUBLIC NOTICE

Pursuant to Section 13-222-12, Hawaii Administrative Rules entitled "Shoreline Certification"

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LOCATION	APPLICANT	TAX MAP KEY	DATE RECEIVED
7) Lot 44, Molooa Hui Lands (Aliomanu, Kawai-hau, Kauai)	Masao Fujishige for Thomas E. Wood	4-9-04:22	11/5/90
8) Lot 173 of Ld. Ct. App. 1095 (Map 15) (Kaunala, Waialea, Oahu)	A Surveyor for Philip Hoffman	5-8-3:69	11/5/90
9) Lot 19 of Ld. Ct. App. 578 (Map 2) (Kuliouou Ist, Honolulu, Oahu)	Cummins & Cummins for Helen R. Knudsen	3-8-01:4	11/5/90
10) Por. of Grant 232, Apana 2 to Naalehu & Grant 246 to Kahili, Kaunala & Mahoe (Kaena, Waialea, Oahu)	ParEn, Inc. for YMCA of Honolulu	6-9-04:3	11/5/90
11) Lot 1144, Ld. Ct. App. 677 (Kailua, Koolauapoko, Oahu)	Walter P. Thompson, Inc. for Cassio Antunes	4-3-20:28	11/5/90
12) Por. of RP Grant 3343 to Claus Spreckles (Sprecklesville, Wailuku, Maui)	Valera, Inc. for Sugar Cove Condominium Association of Owners	3-8-02:3	11/7/90

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LOCATION	APPLICANT	TAX MAP KEY	DATE RECEIVED
Page 3 (continued)			
13) Lot 84-A, Pupukeya-Paumalu Beach Lots (Koolauloa, Oahu)	Walter P. Thompson, Inc. for Ralph Yee	5-9-02:12	11/5/90
14) Por. of Grant 3343 to Claus Spreckelsville Beach Lots (Wailuku, Maui)	George F. Newcomer Land Surveyors, Inc. for Colin C. Cameron	3-8-02:50	11/7/90
15) *Kihei Boat Launching Ramp* Being a Por. of Gov't. Land of Kamaole, Also Being a Por. of Kihei Boat Launching Ramp Parts 1 & 2 (Kamaole, Wailuku, Maui)	George F. Newcomer Land Surveyors, Inc. for State of Hawaii (DOT)	3-9-04:01	11/16/90
16) Lot 21, Id. Ct. App. 1596 (Wailupe, Waikiki, Oahu)	Robert K. Sing for Weston A. Hook	3-6-01:21	11/14/90
17) Lot 75, Id. Ct. App. 609 (Mokuia, Wailua, Oahu)	DJMS Surveying and Mapping, Inc. for Harriet F. Matsuyama	6-8-05:24	11/14/90

Comments on application may be made in writing to the State Land Surveyor at Room 210, Kalaninimoku Building, 1151 Punchbowl Street, Honolulu, Oahu within fourteen (14) days of this notice.

Department of Land and Natural Resources
1151 Punchbowl Street, Room 220
Honolulu, Hawaii 96813
Tel. 548-6460

PUBLIC NOTICE

Pursuant to Section 13-222-12, Hawaii Administrative Rules entitled "Shoreline Certification"

Date: Nov. 23, 1990 Number: 90-022

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LOCATION	APPLICANT	TAX MAP KEY	DATE RECEIVED
Page 4 (continued)			
18) Ehukai Beach Park (E.O. 72) and Ehukai Beach Park Addition (Lot H of the Sunset Beach Lots, File Plan 373) (Pupu-kea, Koolauloa, Oahu)	City and County of Honolulu for City and County of Honolulu, Dept. of Parks and Recreation	5-9-20:22, 23	11/9/90
19) Subd. of Lot 65 of Id. Ct. App. 776 into Lots 65-A and 65-B (Lale, Koolaulopoko, Oahu)	Engineers Surveyors Hawaii, Inc. for Takamoto Hawaii, Inc.	5-5-11:33	11/13/90
20) Lot 7-A of Id. Ct. App. 772 (Lale, Koolauloa, Oahu)	Engineers Surveyors Hawaii, Inc. for Arne G. Westerly, Jr.	5-5-02:37	11/19/90
21) Lots 3, 3-A & 30, Waialae Beach Lots (Waialae-Nui, Honolulu, Oahu)	Imata and Associates, Inc. for T. Takamoto	3-5-05:6	11/19/90

Comments on application may be made in writing to the State Land Surveyor at Room 210, Kalaninimoku Building, 1151 Punchbowl Street, Honolulu, Oahu within fourteen (14) days of this notice.

Department of Land and Natural Resources
1151 Punchbowl Street, Room 220
Honolulu, Hawaii 96813
Tel. 548-6460

PUBLIC NOTICE

Pursuant to Section 13-222-12, Hawaii Administrative Rules
entitled "Shoreline Certification"

Date: Nov. 23, 1990 Number: 90-022

NOTICE OF APPLICATION: Application available for inspection at District
Land Offices on the islands of Kauai, Hawaii and Maui and at Room 220,
Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu

NOTICE OF SHORELINE CERTIFICATION OR REJECTION

LOCATION	APPLICANT	TAX MAP KEY	DATE CERTIFIED (C) OR REJECTED (R)
1) Por. of RP 1663, L.C. Aw. 5524 to L. Konia and RP 729, L.C. Aw. 3925-L, Apana 1 to Ili (Honokeana 1 & 2, Kaanapali, Lahaina, Maui)	George F. Newcomer Land Surveyors, Inc. for Honokeana Cove and Napili Point II Condo Masters	4-3-02:19 & 43	11/7/90(C)
2) Parcel 4, Por. of Grant 3019 to Kaaipulu (Kapa- laalea, N. Kona, Hawaii)	John D. Weeks, Inc. for Michael J. Matsukawa	7-7-10:5	11/5/90(C)
3) Lot 72, Ld. Ct. App. 772 (Map 1) (Laie, Koolauloa, Oahu)	ControlPoint Surveying and Engineering, Inc. for Barbara H. Ching Estate	5-5-3:40	11/7/90(C)

.....
APPEAL may be made to the Department of Land and Natural Resources in
writing within twenty (20) days of the date of this notice:

Department of Land and Natural Resources
1151 Punchbowl Street, Room 220
Honolulu, Hawaii 96813
Tel. 548-6460
Page 14

465 SOUTH KING STREET : KEKUAHUA BUILDING, #104 HONOLULU, HAWAII 96813

**OEQC
BULLETIN**

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

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